

**MINUTES OF THE JOINT
BUILDINGS & GROUNDS COMMITTEE
AND
DEPARTMENT ON AGING BUILDING COMMITTEE MEETING
March 15, 2010**

Committee Members Present: B&G Vice Chairman Paul Dean; DABC Chairman Gary Baier; Andrew Smith; Nancy Schmidt; Peter Wolk; Charles Wickman; Scott Holewinski; and John Hoffman.

Others Present: Curt Krouze, Buildings & Grounds Director; Maxine and Walter Meyer; Mary Martin; Brian Desmond, Corporation Counsel; John Potters, County Coordinator; Ken Krall, WXPB; Bob Berns; Linda Conlon, Public Health; Richard Vranak; Sue Piazza, Assistant Director, Department on Aging; Joe Costanza, *News of the North.net*; Chris Francis, YMCA; Kevin Boneske, *The Daily News*; and LuAnn Brunette, Buildings & Grounds Leadperson.

Members excused: Chairman Jim Sharon.

CALL TO ORDER – Buildings & Grounds Committee

Vice Chairman Dean called the meeting to order at approximately 10:00 a.m. in the County Boardroom of the Oneida County Courthouse. He noted that the meeting notice had been properly posted and mailed in accordance with the Wisconsin Open Meeting Law and accommodations would be made for qualified individuals pursuant to the Americans with Disabilities Act.

CALL TO ORDER – Department on Aging Building Committee

Chairman Gary Baier called the meeting to order at approximately 10:00 a.m. in the County Boardroom of the Oneida County Courthouse. He noted that the meeting notice had been properly posted and mailed in accordance with the Wisconsin Open Meeting Law and accommodations would be made for qualified individuals pursuant to the Americans with Disabilities Act.

APPROVE AGENDA/APPROVE MINUTES OF PREVIOUS MEETING(S)

Motion to approve the Buildings & Grounds Committee agenda by Wickman/Hoffman. All aye on voice vote. Motion to approve the joint committee meeting minutes of January 25, 2010 and committee meetings dated February 15, 2010 and February 19, 2010 by Hoffman/Holewinski, with no additions, deletions or corrections. All aye on voice vote.

Motion to approve the Department on Aging Building Committee agenda by Smith/Schmidt. All aye on voice vote.

OTHER POTENTIAL SITES FOR DEPARTMENT ON AGING

a. **PROPERTY KNOWN AS NORTHERN ADVANTAGE JOB CENTER**

Chairman Baier stated that the building committee is looking at the potential purchase of the job center building owned by Trig Solberg. He noted that blue prints of the building were present for review. He stated that environmental testing was not done when the building was built, but Solberg would be willing to cover the cost of that testing if the county were interested in pursuing purchase of this building. Baier stated that Krouze and he had gone through the building. Chair Baier stated that the reason for the joint meeting was that the building committee wanted the Buildings & Grounds Committee to be aware of this development, especially in light of pending plans for renovation of the Davenport Street property for use by the health department.

Vice Chairman Dean, questioned if the building committee supports looking at this property.

Baier stated that the building is adequate to take care of the department on aging and there is adequate room for the health department, noting that now would be an opportune time to make a decision as the county could eliminate the remodel of the WPS building, and could even possibly sell the WPS building saving renovation costs, and place that building on the tax roll for the city. He continued, that the county could enter into a lease with the state on portion of the building. He discussed the need for this option to be considered.

Baier stated that the building committee has been asked to have a meeting with the county's Finance & Insurance Committee, the Rhinelander Finance Committee, and the economic development executive board, noting that this discussion was scheduled for closed session. He stated that he questioned why it would be in closed session and had been informed by corporation counsel was because of the negotiations involved.

Desmond stated that the meeting came together last Thursday. He explained that the negotiation and possible agreements would be complex and involve economic development because it holds a mortgage on the property, and that Solberg (property owner) and the city are involved due to the property being part of a TIF (tax incremental financing) district. He explained that the reason for the meeting is to bring those parties together and negotiate resolution to the financial issues involved. He noted that concessions would be required on everyone's part to make this property work. He predicted that this would not be a long meeting, noting the necessity for the closed session due to negotiations which would be required if this will go forward. He stated that prior to taking this to county board there would be a need for a general idea of how the financing will work, and there would be negotiation involved.

Vice Chairman Dean questioned if the Buildings & Grounds Committee was to be present at this meeting.

Desmond clarified that the meeting would be between the Department on Aging Building Committee, county finance committee, economic development council and city finance committee. He said that the Buildings & Grounds Committee would not have to be involved at this time, but would become involved once the building is purchased. He noted that as a part of this involvement/process Krouze has gone through the building to look over the construction and mechanicals, which look sound.

Vice Chairman Dean stated that the Buildings & Grounds Committee hasn't had the opportunity to talk about this idea.

Krouze stated that one of the driving issues, is that the first week in April Buildings & Grounds will have the RFP ready to let to remodel the WPS building. He stated that we will have to know whether to proceed or whether to suspend that process while we wait to see what transpires with this new property. Krouze stated this session is to determine if there are financial hurdles or participation of funding and how that might impact the price, at which point the committee can determine if this is a good deal.

Hoffman stated he went through the building with health and department on aging staff, who feel it is workable, but noted that hurdles are what is in question, as well as what it will cost to re-do the building for what the county needs. He stated that staff has a need for a kitchen, noting that the building has a lot of rooms, including a large cafeteria room for the aging needs. He stated that staff indicated there is great potential with this space. He stated that the county wouldn't have to remodel the first floor too much, but the second floor would need more remodeling for the health department. He concluded there are issues that have to be negotiated and resolved.

Wickman stated that he went through the building, noting that it is probably the most elegant office building in the City of Rhinelander. He stated that the building is currently occupied by two tenants, and it is not known where they will go and when. He stated that negotiation might take as long as two years. Wickman stated that the building is currently maintained by cleaning staff, and it is not likely Buildings & Grounds will ever have a staff to maintain a building this size. He stated that the committee should be aware that selling real estate in this market, considering the amount of vacant property, could also take some time. He questioned if it would be appropriate to use a building of this size and stature for this use, further noting that it is not in close proximity to the courthouse. He stated that he felt the county would be at least two years from accomplishing our goal if it is to use this building.

Baier responded those are things that have been looked at. He stated that one tenant's lease comes up in 2011, and one wants out earlier. He stated there may be some obstacles, but he felt those could be addressed.

Holewinski stated that he toured the building, stating that use of this building would be the best win for Oneida County, as two departments could be located in one building. He stated that there are some questions that need to be addressed including parking.

Smith interjected there is additional parking available.

Krouze concurred, stating that Trig's representative indicated that other parking arrangements can be worked out, and easements for ingress and egress would be available. He noted that the property is all owned by Solberg, and can be set up however we want it set up.

Holewinski stated that the cost is very appealing, noting if the WPS building could be sold for the county's purchase price and funds aren't spent on renovation, no new tax dollars would be spent. He stressed the need to pursue this. Holewinski questioned what the energy bills would be.

Krouze indicated that the cost for energy use is running about \$2,000 a month, noting that is very good, and this would be the most efficient building the county would have.

Dean asked Conlon for comments.

Conlon stated that she did look at the building, and it would work for the department, but remodeling would have to be done. She stated that she understood the situation would be beneficial to the county, noting that the building for use as a health department was very doable. She did state her concerns about the distance from the courthouse, as staff does work with social services. Conlon stated that the conference rooms are beautiful, and could also be used by UW staff. Conlon stated that the location of the elevator just inside the door, would make use of the elevator less disruptive for the first floor user. She said there are benefits to being in this location.

Sue Piazza, department on aging, stated that use of this center would be a win/win situation. She stated that the location of this facility would be great for older adults, would have suitable parking, noting the parking is very level, and the office space looks great.

Baier commented that they will work on the parking in front of the building, but that may possibly be redesigned so handicap parking would be allowed right up to the building. He stated that reconfiguration of the parking would be addressed if needed. He noted that the department on aging doesn't prepare meals there daily, but only need an access point for meals on wheels distribution, and that would have to be addressed, but it looks as though these can all be addressed.

Krouze stated that by the April meeting, the county will have the documents available for advertising for renovation of the WPS building, so the committee would have to make a decision on whether to proceed in April.

Holewinski stated this gives this committee time to see if issues can be worked out. He noted that no decision has to be made today.

Baier stated that an appraisal would be required, as well as a survey, which the owner has agreed to pay for.

PUBLIC COMMENT

Joe Costanza, News of the North, questioned if the county ruled out the YMCA as an option.

Baier stated that the county is still in negotiation with the "Y", noting it is still a good option.

ADJOURNMENT – DEPARTMENT ON AGING BUILDING COMMITTEE

Motion by Wolk/Schmidt to adjourn the meeting at 10:35 a.m. All aye on voice vote.

SPACE NEEDS FOR SHERIFF'S DEPARTMENT/EMERGENCY MANAGEMENT

POTENTIAL FOR PUBLIC INPUT OPTIONS ON BUILDING PROUJECTS ANY ADDITIONAL POTENTIAL STORAGE SITES

Dean stated that he brought another option to the committee as a potential site for rent, that being the Birginal property, which is available for rent to the county with an option to purchase. He questioned if the committee would consider a rental option.

Holewinski stated that renting is not an option that he would consider.

Hoffman stated that the county may as well stay where we are at to move from one metal building to another, noting that the ceiling height would not be adequate, nor is the location close to the sheriff's department.

Wickman stated that this location is too far from the law enforcement center to warrant consideration.

Holeiwinski noted that it would not be in the best interest of the county to rent. He stated that he didn't see a gain to the county in this option.

Hoffman stated that we are looking for more than a garage, we will need a training area and a shower area, noting that it wouldn't make sense to put that in someone else's building that we would be renting.

Dean questioned the need for a shower.

Hoffman responded that plans for a new building include a shower, noting that they have shower facilities where they are now so the rental option would require that as well.

Motion by Wickman not accept the offer to rent the Kemp Street property.
Second by Hoffman. All aye on voice vote with the exception of Dean, who was opposed.

Public input

Dean questioned if we want a public hearing or public forum to decide if we want to proceed with any of these options. He stated that the committee needs to know what the taxpayers are thinking about.

Supervisor Wickman stated every agenda is published and posted, and a special item for public comment, he added that these topics have considerable press coverage, and felt there was no need for a special meeting for the public. He reiterated that the public is all ready given opportunity through the regular process.

Holewinski stated that each representative represents a portion of the county's population. He questioned why Dean would want to turn this into a public forum. He continued that it is up to the elected supervisors to determine what is to be provided, noting that members of the public can comment directly to their supervisors, and this is allowed on all committee agendas.

Dean discussed the need to put something on the television or in the paper to see how taxpayers feel about spending this kind of money.

Holewsinski responded that we all ready know what the answer is if there is no explanation provided. He stated that the response can be scewed by the way the question is asked.

Krouze commented that the only way you would be effective in doing this would be to have a public hearing like you do in zoning, noting then you get the outraged people who would come in. He stated that you will get more outraged people than the ones who are not, noting the silent majority tends to stay home, whether they accept it or reject what is proposed. He stated the passionate ones are the ones who would show up. Krouze stated that this is why you have representative government.

Supervisor Hoffman discussed the need to educate members of the public on why these things are necessary.

NON BUDGETED ITEM REQUESTS

There were no non-budgeted item requests at this time.

BILLS, VOUCHERS, LINE ITEM TRANSFERS, BLANKET PURCHASE ORDERS

Krouze presented bills and vouchers for committee review. A list of blanket purchase orders paid since the previous meeting was mailed to committee members in their agenda packets. Motion to approve payment of the bills and blanket purchase orders by Holewinski/Hoffman. All aye on voice vote.

YEAR 2009 LINE ITEM TRANSFERS - final

Motion to approve year end 2009 line item transfers as presented by Holewinski/Hoffman. All aye on voice vote.

PUBLIC COMMENT

There was no further public comment.

ITEMS FOR NEXT AGENDA

Vice Chair Dean stated that the next agenda should include more information on the site options for the department on aging.

REVIEW UPCOMING MEETING DATE

Vice Chairman Dean noted that the next meeting date had previously been scheduled for Monday, April 19, 2010 at 10:00 a.m.

ADJOURNMENT

The meeting adjourned by a motion of Wickman/Hoffman. The time was approximately 10:55 a.m. All aye on voice vote.

Jim Sharon,
Buildings & Grounds Chairman

LuAnn Brunette,
Committee Secretary